



CENTRAL CASCADES LAND EXCHANGE

Proposed Land Exchange Between Washington State Department of Natural Resources and Western Pacific Timber, LLC

OBJECTIVE

The Washington State Department of Natural Resources (DNR) will reposition land assets across Washington through this exchange with Western Pacific Timber, LLC to consolidate ownership, provide long-term trust revenue that helps build public schools, universities and other public institutions, increase land management efficiencies and create public ownership areas large enough for sustaining multiple values such as habitat, recreation and forest resources.

BENEFITS

- State public land base will increase.
- Ownership consolidation will improve operational efficiency.
- Landscape approach to forest management will be enhanced.
- DNR state trust lands Habitat Conservation Plan (HCP) area is protected from incompatible management practices.
- Wildlife habitat and migration range will be enlarged and improved.
- Recreational opportunities will increase.
- State disposes of isolated properties that are difficult and costly to manage.

EXCHANGE SPECIFICS

WPT to DNR: 82,000± acres

DNR to WPT: 36,2000± acres

Exchange involves seven trusts: Common School, Agricultural School, Capitol Building, Normal School, Escheat, Scientific School, University Original.

Exchange involves seventeen counties: Chelan, Grays Harbor, Mason, Spokane, Clark, Kittitas, Pacific, Stevens, Cowlitz, Klickitat, Pierce, Thurston, Douglas, Lewis, Snohomish, Whatcom, Yakima.

WPT lands to DNR

- Kittitas County approx. 55,000 acres & Yakima County approx 28,000 acres.
- The property is further identified in three distinctive locations:
 - The Naneum Block in Kittitas Co totals some 43,000 acres.
 - The Wenas Block in Kittitas Co totals approx 21,000 acres.
 - The Ahtanum Block in Yakima Co totals some 19,000 acres.
- Largely intermingled (checkerboard) properties of private ownership with state DNR managed trust ownership blocks.
- Majority of the property is forestland managed as part of a larger private timbered ownership for the past 100+ years.
- Timber species and composition are representative of the types found along the east slopes of the cascades.

- The property supports an abundance of wildlife species including some that are listed as threatened and endangered. The land also serves as migration paths for deer, elk and other wildlife.

DNR State trust lands to WPT

- Candidate State lands are broadly characterized as follows:
 - 20,000 acres Eastern Washington forestland.
 - 5,000 acres Western Washington forestland.
 - 6,000 acres Eastern Washington rural residential zoned property.
 - 5,000 acres Western Washington rural residential zoned property.
- Candidate State lands are scattered properties and partial sections that are not contiguous to other state managed lands.
- Candidate State lands include existing leases and planned timber sales. The leases will be reviewed by the new owner and negotiated with the lessees.

Habitat Conservation Plan

- State properties have the following HCP role (acres are approximate):
 - 7,200 not included in the HCP.
 - 27,900 acres are classed as No Role for northern spotted owl.
 - 800 acres are classed as Dispersal Habitat for northern spotted owl.
 - 300 acres are classed as Nesting, Roosting, and Foraging Habitat.
- WPT properties exchanged to DNR will be included within the HCP in a role that is supportive of the northern spotted owl.

EXCHANGE BALANCE

- The final exchange of property will be balanced for equal market value between the state trusts (DNR) and WPT.
- Values are to be determined by an independent market appraisal.
- Not all lands being appraised will necessarily be included in the exchange.
- Each of the seven trusts will be repositioned to land of equal market value.

WHAT'S NEXT

- Information meetings begin in November and public hearings may occur in early 2007.
- Website will be updated as changes occur.
- Third party appraisal contract will be awarded.
- Review of appraisals and value balancing will follow.
- Parties agree on lands to be exchanged.
- Final agreement is presented to the Board of Natural Resources for decision.

CONTACT

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Additional information is available on our website: www.dnr.wa.gov